

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 5, 2009

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GPA-34600 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: THE LAKES LUTHERAN CHURCH - Request to Amend a portion of
the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL)
TO: SC (SERVICE COMMERCIAL) on 1.12 acres at 8200 West Sahara Avenue (a portion of
APN 163-04-408-003), Ward 2 (Wolfson). The Planning Commission (6-0 vote) and staff
recommend APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.****3****City Council Meeting****6****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****1****City Council Meeting****1****RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Protest Postcards for Items 117-119
8. Backup referenced from the July 9, 2009 Planning Commission Meeting Item 22

Motion made by STEVE WOLFSON to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, GARY REESE, STEVEN D.
ROSS; (Against-None); (Abstain-None); (Did Not Vote-OSCAR B. GOODMAN); (Excused-
STAVROS S. ANTHONY)

NOTE: Subsequent to the vote and under Item 123, Mayor Goodman requested his vote be
reflected in the affirmative for Items 117-122.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 117-123.

ATTORNEY CHRIS KAEMPFER, appearing on behalf of Lakes Lutheran Church, indicated he
was accompanied by PASTOR KURT SORTLAND, Lakes Lutheran Church, and MARK
MYERS, church member and architect, who were in the audience.

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ATTORNEY KAEMPFER stated he was proud to present a project for the church he belongs to because it is one that is greatly needed in the community and that will be appreciated. He described the proposed expansion, which will include senior citizen apartments, assisted living apartments, a convalescent care facility and a child care facility. He explained that the variance to the parking requirements is being requested because not so many parking spaces are needed for senior facilities because, unfortunately, the tenants are not visited as regularly as they should be.

Referring to a site map, ATTORNEY KAEMPFER pointed to the homes near the site along Via Olivero Avenue and stated they would not be impacted because a greenbelt area will serve as a buffer and the building adjacent to the greenbelt will only be three stories. He requested approval.

MAYOR GOODMAN encouraged MR. MYERS, who came forward, to partner with the Lou Ruvo Brain Institute, as it will be staffed by the world-renowned Cleveland Clinic.

PATRICK and ROSANNE SNYDER were present. MR. SNYDER said his home is across the street from the property, and he expressed opposition because the property is not being maintained as declared by ATTORNEY KAEMPFER. He showed pictures, which were not submitted, depicting the property. He commented that the large project will not complement the neighborhood. The only way he could accept the project is if 50-foot trees were planted to serve as a barrier. MS. SNYDER said she submitted her postcard.

DON NEWNAN indicated that he purchased his home based upon being told by the church that the vacant property would be developed as single story, not a four-story building, which is excessive for the surrounding development.

ATTORNEY KAEMPFER rebutted that the pictures shown depict the desert lot on which the project will be built, and it will be cleaned of brush if necessary. He assured the Council that the residents could not ask for a better neighbor, because the surrounding properties are mostly planned general commercial. He was amenable to planting trees that would mature quickly. He reiterated that the homes along Via Olivero Avenue will be 120 feet from the property line of the three-story building.

COUNCILMAN ROSS commended the church for considering the aging population with such a unique concept that is needed in this community. As someone who knows the area well, the Councilman felt the project will be good for the area and that only a couple of homes will be impacted.

Given that MR. SNYDER'S property is single story, COUNCILMAN WOLFSON suggested planting a group of trees to buffer his property. MARGO WHEELER, Director of Planning and Development, explained that between MR. SNYDER'S property and this project's property line there is 60 feet of right-of-way, a proposed 50-foot planting area and an additional 45-foot courtyard with Colorado Mesquites.

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COUNCILMAN WOLFSON said he would like a condition requiring approximately ten trees taller than MR. SNYDER'S fence that will become larger with time to block MR. SNYDER'S property. MS. WHEELER suggested and read an added condition to Item 123 that ATTORNEY KAEMPFER agreed to.

COUNCILMAN WOLFSON commented that there is a genuine need for these types of facilities. Although he would prefer a park, he has to balance between the needs of the community and the developer. After walking the area, he decided it is an appropriate project for the site and the neighborhood. He asked ATTORNEY KAEMPFER to work closely with Planning and Development staff on the landscape issue, and he indicated he trusts the church to be a good neighbor that will minimize any impact to the residents.

MAYOR GOODMAN declared the Public Hearing closed for Items 117-123.

